

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Tok S. Kim

Debtor(s)

CHAPTER 13

U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE, SUCCESSOR IN INTEREST TO  
LASALLE BANK NATIONAL ASSOCIATION, AS  
TRUSTEE FOR LEHMAN XS TRUST MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2006-8  
Movant

NO. 18-14901 AMC

vs.

11 U.S.C. Sections 362 and 1301

Tok S. Kim

Debtor(s)

Man K. Kim

Co-Debtor

William C. Miller Esq.

Trustee

ORDER

AND NOW, this 22 day of Oct, 2018 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 and 1301 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 and 1301, is modified with respect to the subject premises located at 1710 Twining Road, Willow Grove, PA 19090 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

  
United States Bankruptcy Judge.